

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN:	0238-31-19
APPLICANT:	Prologis/Jim Jachetta
COMMUNITY:	Fontana/2 nd Supervisorial District
LOCATION:	North of Valley Boulevard, west of Commerce Drive, south of San Bernardino Avenue, and east of Etiwanda Avenue
PROJECT NO:	P201100228/CUP
STAFF:	Ernest Perea, Contract Planner
REP(S):	Hogle-Ireland Inc. (Pamela Steele)
PROPOSAL:	CUP to construct one industrial building to be used as a general warehouse / distribution facility not to exceed 186,800 square feet on 9.05 acres.

USGS Quad: Guasti
T, R, Section: T1S R6W Sec.21 NW ¼
Thomas Bros.: page 603 Grid: J6

Specific Plan: Kaiser Commerce Center
OLUD: Kaiser Commerce Center
Improvement Level: IL-1
Overlays: None

PROJECT CONTACT INFORMATION:

Lead agency: San Bernardino County
Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Contact person: Ernest Perea, Contract Planner
Phone No: 951-214-2739
E-mail: ernestperea@ymail.com
Project Sponsor: Jim Jachetta - Prologis
17777 Center Court Drive N, # 100, Cerritos, CA 90703

Consultant: Hogle-Ireland, Inc.
1500 Iowa Avenue, Suite 110, Riverside, CA 92507

Fax No: (909) 387-3249

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit to construct one industrial building to be used as a general warehouse/distribution facility. The building totals 186,800 sq. ft., including 15,000 sq. ft. of office space. The project site has a gross and net area of 9.05 acres. The percentage of building coverage is 47.24% and landscaping covers 13.29% of the net area.

The project is located north of Valley Boulevard, west of Commerce Drive, south of San Bernardino Avenue, and east of Etiwanda Avenue. Valley Boulevard and Commerce Drive are County maintained roads that provide access to the site. The project site is in the unincorporated portion of San Bernardino County and is in the Kaiser Commerce Center Specific Plan (KC/SP). The project is in the Second Supervisorial District and it is within the City of Fontana Sphere of Influence.

As defined by San Bernardino County, warehouse/distribution facilities are used primarily for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses. These facilities are commonly constructed utilizing concrete tilt-up technique, with a typical ceiling height of at least 24 feet. High-cube Warehouse/distribution centers are generally greater than 100,000 SF in size with a land coverage ratio of approximately 50% and a dock-high loading ratio of approximately 1:5,000-10,000 SF; they are characterized by a small employment count due to a high level of automation

August 2012

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is currently vacant, but is utilized as a detention basin which has resulted in the limited quantity and degraded quality of any onsite native biological resources since it was graded and excavated. The site is surrounded by warehouse distribution facilities to the north and west and across Commerce Drive to the east and Valley Boulevard to the south, which are part of the Kaiser Commerce Center Specific Plan and therefore similar to the one proposed on the site. The topography of the site slopes downward from the surrounding terrain on all sides of the site to create the existing detention basin.

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
SITE	Vacant/Detention Basin	Kaiser Commerce Center Specific Plan	IL-1
North	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
South	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
East	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1
West	Warehouse/Distribution	Kaiser Commerce Center Specific Plan	IL-1

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Federal: None

State of California: None

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works. County Fire and Sheriff

Local: None

August 2012

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact.** Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. **Less Than Significant Impact.** Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less Than Significant Impact with Mitigation.** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. **Potentially Significant Impact.** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

August 2012

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation, the following finding is made

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (prepared by): Ernest Perea, Contract Planner



Signature: Terri Rahhal, Planning Manager

8-30-12

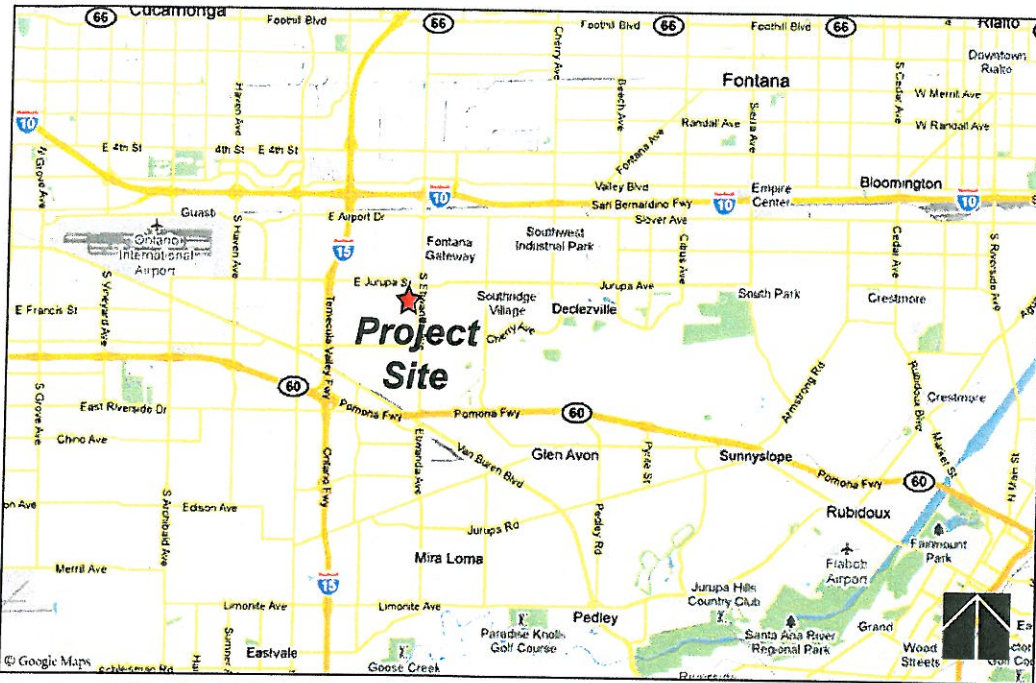
Date

8-30-12

Date

APPENDICES (On Compact Disk)

- A. Air Quality and Climate Change Assessment.**
- B. Geotechnical Report Update and Supplemental Recommendations**
- C. Drainage Study**
- D. Water Quality Management Plan (WQMP)**
- E. Soil Hydraulic Conductivity Analysis**
- F. Traffic Study**



Regional Context Map

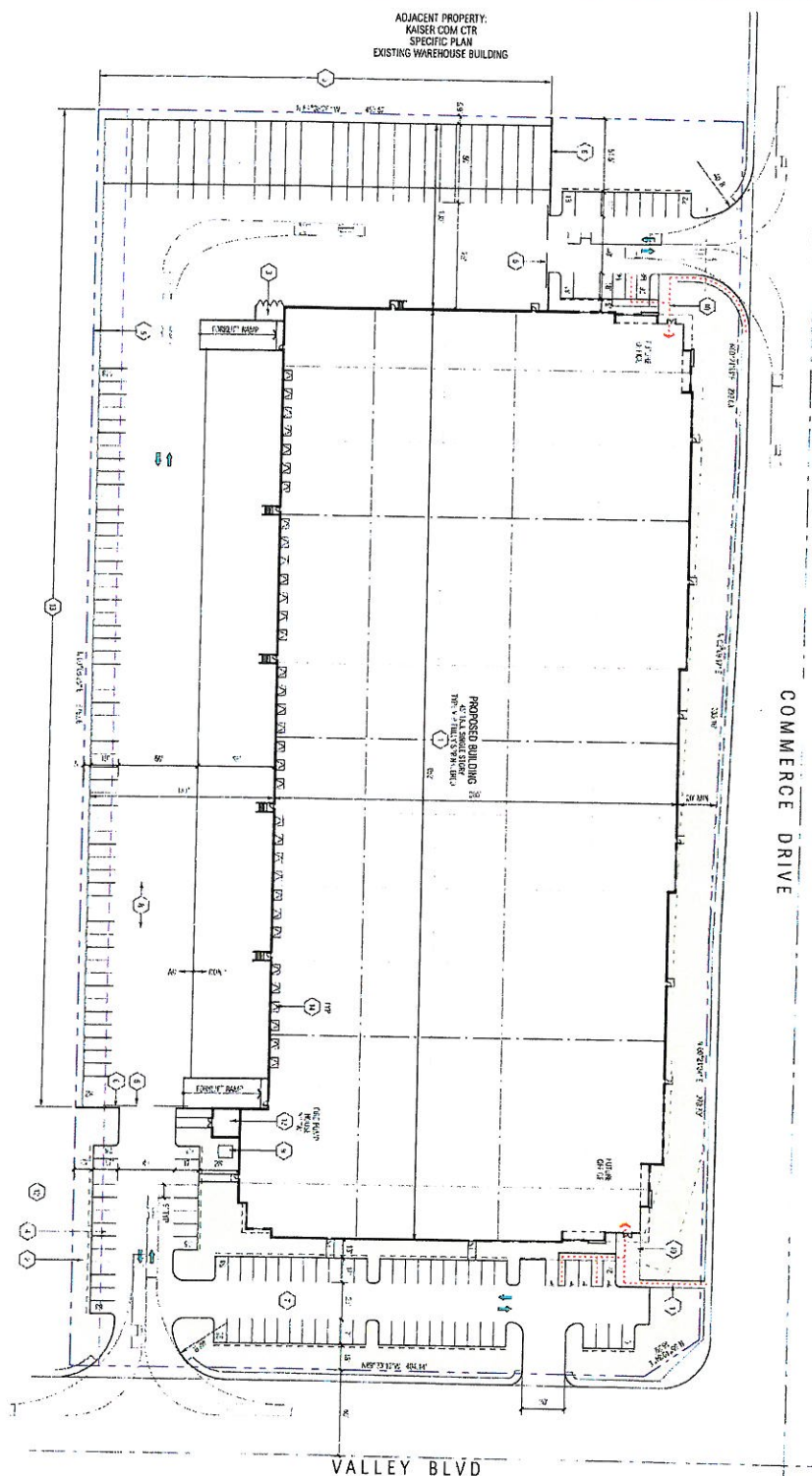


Vicinity Map

Prologis Park
Kaiser Commerce Center

Location Map

Exhibit 1



Prologis Park
 Kaiser Commerce Center

Site Plan

Exhibit 2

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) **No Impact.** The proposed project is not located within a designated State or local Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site. No impact will occur.
- I b) **No Impact.** The project will not substantially damage scenic resources, including, but not limited to, rock outcroppings and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings, or historic buildings on the project site. No impacts will occur.
- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The surrounding area is dominated with industrial buildings similar to the one proposed. Landscaping will be provided along Commerce Drive and Valley Boulevard, which includes canopying and flowering accent trees as well as groundcover. This landscaping will be consistent with what currently exists in the surrounding area. The proposed project is consistent with the planned visual character of the area and will incorporate the design guidelines/standards found in the Specific Plan, including landscaping, buffering, and screening as appropriate. With these design features, impacts to visual character and quality to the site and surroundings are considered less than significant.
- I d) **Less Than Significant Impact.** Lighting proposed onsite will be designed in accordance with the design standards of the County Development Code and Specific Plan. Adherence to these standards will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded and to prohibit light trespass onto adjacent properties. Impacts are considered less than significant.

August 2012

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES -				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located in the Important Farmlands Overlay):

- II a) **No Impact.** The subject property is identified as Urban and Built Up Land on the Farmland Mapping and Monitoring Program map prepared by the Department of Conservation. This indicates that the area is occupied by structures with a building density of at least one unit to one and a half acres. The proposed project would thus have no impact to designated farmland.
- II b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract. No impact would occur.
- II c) **No Impact.** The site is not zoned as forest land or timberland by San Bernardino County or the State of California Conservation Department. No impact would occur.

August 2012

- II d) **No Impact.** There is no forest or timberland located on the project site. No impact could occur.
- II e) **No Impact.** The proposed project will develop approximately 9.05 acres of an existing detention basin. Although agricultural use was historically existing in the area prior to the site's use by Kaiser Steel and the existing detention basin, no agricultural uses are apparent adjacent to or near the project site. The project in and of itself will not involve changes that could result in the conversion of Farmland to non-agricultural uses. The proposed use does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Prime Farmland to a non-agricultural use.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION *The following summaries are based in part on the project Air Quality Assessment prepared by Hogle-Ireland in July 2011. Please reference this document for further details.(Appendix A).*

III a) **Less Than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2007 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2007 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, with mitigation incorporated; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not

August 2012

cause a new air quality standard violation.

2. The project includes construction of 186,800 SF of warehousing and office space on 9.05 AC. The proposed warehouse is consistent with the development and use standards for the Kaiser Commerce Center Specific Plan, West End standards.ⁱ The Specific Plan was last revised in 2003 and has not been comprehensively updated since the 2007 AQMP was adopted in June 2007; therefore, the land use projections used in the Specific Plan are assumed to be equivalent to the growth projections utilized in the 2007 AQMP. The 2007 AQMP long-term emissions inventory is modeled from the growth projections utilized in the 2004 Regional Transportation Plan (RTP) prepared by the Southern California Association of Governments (SCAG). RTP growth projections are developed utilizing a comprehensive analysis of fertility, mortality, migration, labor force, housing units, and local policies such as land use plans; therefore, consistency with local planning documents establishes consistency with the RTP projections and the AQMP growth assumptions.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP.

- III b) **Less Than Significant Impact With Mitigation Incorporated.** Short-term criteria pollutant emissions will occur during site preparation, grading, building construction, paving, and painting activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of onsite soils (fugitive dust). To determine if construction of the proposed warehouse could result in a significant air quality impact, the California Emissions Estimator Model (CalEEMod) has been utilized. It is estimated that the building will take approximately two years to complete. The results of the CalEEMod outputs are summarized in Table 1 (Unmitigated Maximum Daily Construction Emissions) and Table 2 (Mitigated Maximum Daily Construction Emissions). Based on the results of the model, without mitigation, maximum daily emissions from the construction of the warehouse will result in excessive emissions of volatile organic chemicals (identified as reactive organic gases) associated with interior and exterior coating activities.

Table 1
Unmitigated Maximum Daily Construction Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Site Preparation	7.18	57.48	33.62	0.05	21.20	12.83
Grading	4.97	37.84	26.21	0.04	15.11	5.09
Building Construction	4.80	31.46	24.76	0.05	3.23	1.94
Architectural Coating	216.68	2.07	2.26	0.00	0.38	0.19
Paving	6.25	33.91	21.86	0.03	3.13	2.94
Maximum	216.68	57.48	33.62	0.05	21.20	12.83
Threshold	75	100	550	150	150	55
Substantial?	Yes	No	No	No	No	No

August 2012

To compensate for excessive VOC/ROG emission from coating activities, the CalEEMod model includes use of minimum zero-VOC interior coatings and minimum 100 grams per liter (g/l) VOC content exterior coatings to reduce emissions. The following mitigation measure is required:

Mitigation Measure III-1. Coating Restrictions. Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of County Planning, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include the following:

- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior applications. Add 100g/l for exterior application

This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLP) spray guns for application of coatings. [Mitigation Measure III-1]

Use of low-VOC coatings during construction activities will reduce VOC emissions to 54.47 lbs/day, less than the threshold established by SCAQMD as shown in Table 2 below.

Table 2
Mitigated Maximum Daily Construction Emissions (lbs/day)

Activity	ROG
Site Preparation	7.18
Grading	4.97
Building Construction	4.80
Architectural Coating	31.27
Paving	6.25
Maximum	54.47
Threshold	75
Substantial?	No

Long-term criteria air pollutant emissions will result from the operation of the proposed warehouse. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the warehouse. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products

August 2012

such as cleaning products, and periodic repainting of the proposed warehouse. Energy demand emissions result from use of electricity and natural gas. Based on the results of the CalEEMod model, maximum daily operational emissions associated with the proposed warehouse will not exceed the thresholds established by SCAQMD as summarized in Table 3.

Table 3
Long-Term Unmitigated Daily Operational Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
<i>Summer</i>						
Area Sources	4.88	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.01	0.11	0.10	0.00	0.01	0.01
Mobile Sources	1.59	7.92	13.01	0.03	2.88	0.29
<i>Summer Total</i>	<i>6.48</i>	<i>8.03</i>	<i>13.11</i>	<i>0.03</i>	<i>2.89</i>	<i>0.30</i>
<i>Winter</i>						
Area Sources	4.88	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.01	0.11	0.10	0.00	0.01	0.01
Mobile Sources	1.67	8.39	13.16	0.02	2.88	0.29
<i>Winter Total</i>	<i>6.56</i>	<i>8.50</i>	<i>13.26</i>	<i>0.02</i>	<i>2.89</i>	<i>0.30</i>
Threshold	55	55	550	150	150	55
Substantial?	No	No	No	No	No	No

- III c) **Less Than Significant Impact.** Cumulative short-term, construction-related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant with mitigation incorporated as identified in Mitigation Measure III-1 above and other concurrent construction projects in the region will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements, just as this project has.

The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. Consistency with the Air Quality Handbook methodology would demonstrate that the project's cumulative impacts are not significant. Exceedance of regional projections could result in potentially significant impacts.

To determine if the project could result in cumulative impacts, the methodology identified in Table A9-15 of the Air Quality Handbook has been utilized. This method establishes a minimum one percent per year reduction in project emissions over the life of the project. The variance between year 2040 emissions and the maximum allowable one percent per year emissions threshold indicates that Year 2040 cumulative emissions from operation of the proposed building will be less than maximum allowable emissions as summarized in Table 4.

Table 4
Long-Term Cumulative Emissions Reductions (tons/yr)

Source	ROG	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Year 2014						
Area Sources	0.89	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.00	0.02	0.02	0.00	0.00	0.00
Mobile Sources	0.29	1.45	2.40	0.00	0.48	0.05
2014 Total	1.18	1.47	2.42	0.00	0.48	0.05
Year 2040						
Area Sources	0.89	0.00	0.00	0.00	0.00	0.00
Energy Demand	0.00	0.02	0.02	0.00	0.00	0.00
Mobile Sources	0.11	0.30	0.92	0.00	0.45	0.03
2040 Total	1.00	0.32	0.94	0.00	0.45	0.03
<i>Maximum Allowable Emissions</i>	<i>0.91</i>	<i>1.13</i>	<i>1.86</i>	<i>0.00</i>	<i>0.37</i>	<i>0.16</i>
Variance	-0.09	0.81	0.92	0.00	-0.08	0.13
Significant?	No	No	No	No	No	No

- III d) **Less Than Significant Impact.** No sensitive land uses are located within one-quarter mile of the proposed warehouse. Since no sensitive land uses exist near the project, impacts to workers at the proposed warehouse were evaluated as receptors. Pollutants of particular concern when relating to sensitive receptors include carbon monoxide, toxic air contaminants, and odors. High-cube warehouses result in the generation of diesel truck traffic and have been linked with high emissions of diesel particulate matter (DPM) that was established as an air toxic contaminant by ARB in 1998. Potential cancer risk and non-cancer health risks to sensitive receptors within one-quarter mile of the project site due to DPM emissions were estimated using the EPA AERMOD model and guidance provided by SCAQMD in the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Emissions* white paper. Since there are no sensitive receptors in the area, the report identified work exposure to DPM. Assuming that the workers at the proposed warehouse will not be working on a 24-hour schedule, average worker exposure is 46 years (0.66 lifetime exposure adjustment).

The incremental increase of cancer risk in the project vicinity ranges from 4.3 in one million to 5.9 in one million. These incremental increases are less than the threshold of 10 in one million established by SCAQMD. The non-cancer hazard index at the receptors ranges from 0.004 to 0.006. These hazard index values are less than the threshold of 1.0 established by SCAQMD. The results of the cancer and non-cancer risk assessments are summarized in Table 5.

Table 5
Cancer and Non-Cancer Risk

Rank	Cancer Risk	Non-Cancer Risk
1	5.859E-06	0.006
2	5.574E-06	0.006
3	5.330E-06	0.005
4	4.946E-06	0.005
5	4.889E-06	0.005
6	4.853E-06	0.005
7	4.805E-06	0.005
8	4.433E-06	0.004
9	4.425E-06	0.004
10	4.310E-06	0.004
Threshold	1.000E-05	1.000
Substantial?	No	No

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. The project traffic study analyzed the impacts of traffic at the two project driveways on Valley Boulevard, the project driveway on Commerce Drive, the intersection of Valley Boulevard at Commerce Drive, and the intersection of Valley Boulevard/Ontario Mills Parkway at Etiwanda Avenue (see Appendix C). In the year 2012, evening peak hour traffic increases from the proposed project are estimated at approximately 0.7 percent (16 project trips/2,106 total volume) at the intersection of Valley Boulevard at Commerce Drive, and 0.3 percent (10 project trips/2,780 total volume) at the intersection of Valley Boulevard/Ontario Mills Parkway at Etiwanda Avenue. There are no residential or other land uses that can be classified as sensitive receptors adjacent to or near these intersections or the project site. Sidewalks are located along Valley Boulevard, Commerce Drive, and Etiwanda Avenue. These uses are considered sensitive receptors because they have the potential to support the elderly, children, and other receptors that may be sensitive to high pollutant concentrations. Carbon monoxide increases based on the peak evening cumulative traffic increases from ambient traffic volumes and the proposed project in the year 2012 at the project study intersections were modeled using the CALINE4 (CL4) software as recommended by the Caltrans CO Protocol. Based on the model, maximum increase of 0.2 ppm carbon monoxide will occur at any intersection and no sensitive receptor will be exposed to carbon monoxide levels that exceed the 20 ppm or 35 ppm AAQS as summarized in Table 6.

August 2012

Table 6
Carbon Monoxide Concentrations

Intersection	Receptor	Concentration Increase (ppm)	Total Concentration (ppm)
Valley/Ontario Mills @ Commerce	Sidewalk A	0.2	3.9
Valley @ Etiwanda	Sidewalk B	0.0	4.0

- III e) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed warehouses are not considered sensitive receptors and will not be substantially affected by potential odors from any surrounding operations that may potentially produce odors. The proposed warehouses, in turn, do not produce odors that would affect a substantial number of people.

Therefore, significant adverse impacts are identified without mitigation; Mitigation Measure III-1 will reduce the project's air quality impacts to less than significant on both a regional and localized level.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION :

IV a) **Less Than Significant Impact.** The project site is currently developed with a detention basin and was previously the site of a slag dump that was part of Kaiser Steel's operations. Little vegetation exists on the site to provide habitat for any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

IV b) **Less Than Significant Impact.** The project site is developed with a detention basin and no

August 2012

riparian habitat or other sensitive natural community is present. Despite the nature of the detention basin to accommodate flows, little vegetation exists within the basin to be defined as including riparian habitat. The project is not anticipated to impact any such habitats.

- IV c) **No Impact.** The project site is developed with a detention basin with no wetlands as defined by Section 404 of the Clean Water Act. Despite the nature of the detention basin to accommodate flows, it cannot be classified as wetlands per the Clean Water Act. In addition, the site has been planned for industrial development by the Kaiser Commerce Center Specific Plan. The project is not anticipated to impact any such protected wetlands.
- IV d) **Less Than Significant Impact** The project site is developed with a detention basin. This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site as the site contains little vegetation and the surrounding area is developed with industrial land uses.
- IV e) **No Impact** This project will not conflict with local policies or ordinances protecting native trees because the site has been previously disturbed for the existing detention basin and no trees exist on the project site.
- IV f) **No Impact** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **Less Than Significant Impact.** The project site is primarily vacant with an existing detention basin comprising the entire site. This project will not cause a substantial adverse change in the significance of a historical resource, because no historic resources currently exist on the site. Prior to construction of the existing basin, buildings associated with the historic use of the site by Kaiser Steel were determined not to be historically significant and were demolished as determined by the EIR prepared for the Kaiser Commerce Center Specific Plan. Further, should historical resources of significance be found during grading or excavation activities, the project is subject to the County's standard condition of approval regarding historical resources that requires the developer to contact the County Museum for determination of appropriate mitigation measures, such as isolation of the resource site, recovery of the item, and appropriate curation and documentation.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource, because no resources have been identified on the site. The site had long been used in association of the operations of Kaiser Steel and the site was subsequently excavated to construct the existing basin, which did not unearth any archaeological resources at that time. The EIR for the Kaiser Commerce Center Specific Plan determined that no archaeological resources existed on the project site. The proposed project would primarily fill in the existing detention basin, requiring little to no further excavation of the site. Further, should archaeological resources of significance be found during grading or excavation activities, the project is subject to the County's standard condition of approval regarding historical resources that requires the developer to contact the County Museum for determination of appropriate mitigation measures, such as isolation of the resource site, recovery of the item, and appropriate curation and documentation.
- V c) **Less Than Significant Impact.** The project site is currently developed with a detention

August 2012

basin that will be filled for construction of the proposed project. Little to no further excavation of the site is proposed that would disturb the underlying soil that has potential for containing paleontological resources. As stated in the EIR prepared for the Kaiser Commerce Center Specific Plan, the site is located within an area with low to moderate paleontological sensitivity. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because the site and surrounding area surface is characterized as alluvial fan deposits of the Pliocene to Holocene era¹. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the site, the minimal amount of grading proposed for the project is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. The site was previously excavated to construct the existing basin, which did not unearth any substantial paleontological resources at that time. The proposed project would primarily fill in the existing detention basin, requiring little to no further excavation of the site. To further reduce the potential for impacts, the project will be subject to a condition which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.

- V d) **Less Than Significant Impact.** This project is not likely to disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds have been identified on the project site and the site has been excavated to create the detention basin; however, should any human remains be discovered during construction of this project, the stipulations set forth in Section 21083.1 of the California Public Resources Code are required to be followed. All construction or excavation shall cease in the immediate area of the find(s) until the County Coroner, by law, has determined if the bone is human and archaeological in nature. If the bone is human and archaeological, the landowner shall consult with a qualified archaeologist and a representative of the applicable Native American tribe.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

¹ TvC - USGS Geologic Map of the San Bernardino 30' x 60' Quadrangle, California

August 2012

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

VI. GEOLOGY AND SOILS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (Check ☐ if project is located in the Geologic Hazards Overlay District):

The following summaries are based in part on the Geotechnical Report Update (10/2/2008, updated 4/7/2011)and Supplemental Recommendations and the Soil Hydraulic Conductivity Analysis prepared (10/9/2007) by Kleinfelder West, Inc.,.

August 2012

Please reference these documents for further details. (Appendix B and Appendix E).

ai) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, because the project site is not located within an Alquist-Priolo Fault Hazard Zone, a County fault hazard overlay, or on any known fault.

a ii) **Less Than Significant Impact.** The project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The nearest fault zones are the San Andreas fault zone located approximately 6 miles north (Cucamonga fault), northwest (Red Hill fault), and northeast (San Jacinto fault) of the project site. An earthquake produced from these or other nearby faults could result in strong ground shaking; however, the project will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building code for the design of the proposed structures will ensure that any impacts are less than significant by ensuring that structures do not collapse during strong ground shaking.

a iii) **Less Than Significant Impact.** The Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, because the potential for these was determined by the Geotechnical Report Update and Supplemental Recommendations prepared by, Kleinfelder West, Inc., dated October 2, 2008 and updated April 7, 2011 to be low and standard building code requirements would provide for less than significant impacts.

a iv) **Less Than Significant Impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, because the project site and surrounding area are relatively flat and therefore landslides could not occur.

VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved, and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP) would reduce soil erosion due to storm water or water associated with construction.

VI c) **Less Than Significant Impact.** The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as determined by the Geotechnical

August 2012

Report Update and Supplemental Recommendations prepared by, Kleinfelder West, Inc., dated October 2, 2008 and updated April 7, 2011. Standard building code requirements were determined to diminish any potential impact to less than significant levels.

VI d) **No Impact.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils.

VI e) **No Impact.** The project will be served by the Kaiser Sewage Treatment Plant. No septic systems will be utilized as part of this project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

Potentially
Significant
Impact

Less than
Significant with
Mitigation
Incorp.

Less than
Significant

No
Impact

VII. GREENHOUSE GAS EMISSIONS - Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

☐ ☐ ☒ ☐

- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

☐ ☐ ☒ ☐

SUBSTANTIATION *The following summaries are based in part on the project Climate Change Assessment prepared by Hogle-Ireland in July 2011. Please reference this document for further details.(Appendix A).*

- VII a) **Less Than Significant Impact.** The project will result in short-term greenhouse gas emissions from construction and installation activities associated with construction of the proposed warehouse. Greenhouse gas (GHG) emissions will be released by equipment used for demolition, utility installation, grading, paving, and building construction activities. GHG emissions will also result from worker and vendor trips to and from the project site. Table 7 (Construction Greenhouse Gas Emissions) summarizes the estimated yearly emissions from construction activities. Carbon dioxide emissions from construction equipment and worker/vendor trips were estimated utilizing the California Emissions Estimator Model (CalEEMod) version 2011.1.1 and Road Construction Emissions Model (RoadMod) version 6.3.2. Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project GHG inventory. Amortized construction emissions are included in Table7.

Table 7
Construction Greenhouse Gas Emissions

Construction Year	GHG Emissions (MT/YR)			
	CO2	CH4	N2O	TOTAL*
2012	287.14	0.03	0.00	287.75
2013	321.50	0.03	0.00	322.14
SUB-TOTAL	608.94	0.06	0.00	609.89
AMORTIZED TOTAL^	20.30	0.00	0.00	20.33
* MTCO2E Note: Slight variations may occur due to rounding and variations in modeling software ^ Amortized over 30-years				

Warehousing and distribution activities will result in continuous greenhouse gas emissions

August 2012

from mobile, area, and operational sources. Mobile source, including vehicle trips to and from the project site, will result primarily in emissions of CO₂ with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by the warehouses and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for the build-out of the proposed project. To determine this inventory, CalEEMod was used. The methodology utilized for each emissions source is based on the CAPCOA *Quantifying Greenhouse Gas Mitigation Measures* handbook. A summary of the project's long-term greenhouse gas emissions inventory is included in Table 8 (Long-Term Greenhouse Gas Inventory). The emissions inventory is presented as metric tons of carbon dioxide equivalent (MTCO₂E) meaning that all emissions have been weighted based on their Global Warming Potential (GWP) (a metric ton is equal to 1.102 short tons). Mobile sources are based on annual vehicle miles traveled (VMT) based on daily trip generation identified in the project traffic study. Natural gas usage, electricity usage, and solid waste disposal are based on default demand figures utilized in CalEEMod.

Table 8
Long-Term Greenhouse Gas Emissions

Source	GHG Emissions (MT/YR)			
	CO ₂	CH ₄	N ₂ O	TOTAL*
Area	0.00	0.00	0.00	0.00
Energy	220.10	0.01	0.00	221.47
Mobile	472.00	0.01	0.00	472.27
Solid Waste	379.47	0.01	0.00	850.42
Water/Wastewater	3.91	0.01	0.00	4.16
TOTAL	1,075.48	22.46	0.00	1,548.32
* MTCO ₂ E/YR				
Note: Slight variations may occur due to rounding				

Greenhouse gas emissions from the project were evaluated in light of project design features and existing regulations to determine if emissions could be reduced below the 3,000 MTCO₂E threshold established by the County of San Bernardino Greenhouse Gas Emissions Reduction Plan without the need for incorporation of mitigation measures. Project design features include energy efficient building design and water efficient landscaping. With consideration of project design features and existing regulatory requirements, the proposed warehouse will emit approximately 1,548.32 MTCO₂E per year accounting for construction and operational sources as summarized in Table 8. Therefore, the project will not exceed the 3,000 MTCO₂E/YR thresholds established by the County of San Bernardino.

Although the project will not exceed the 3,000 MTCO₂E/YR threshold, the County has developed GHG reducing performance standards to improve the energy efficiency, water conservation, vehicle trip reduction potential, and reduce other climate change impacts that are applicable to new development approved within the unincorporated portions of San Bernardino County. As such, the following Performance Standards establish the minimum

August 2012

level of compliance that development must meet to assist in meeting the 2020 GHG reduction target identified in the County GHG Emissions Reduction Plan. These Performance Standards apply to all Projects, including those that emit less than 3,000 MTCO₂E/YR, and will be included as Conditions of Approval for development projects.

The following are the Performance Standards (Conditions of Approval) that are applicable to the Project:

1. The "developer" shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:

a) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.

b) All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.

c) All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.

VII b) **Less Than Significant Impact.** In August 2007, the San Bernardino County Board of Supervisors launched four environmental initiatives known as Green County San Bernardino. These initiatives include use of green building practices in all new/redeveloped County buildings, a voluntary green building program for developers, waiver of County building fees for incorporation of green building techniques, and establishment of the Green County San Bernardino website. These initiatives are critically tied with the County's current efforts to reduce greenhouse gas emissions through a GHG reduction plan and General Plan amendment. The County's Green County website provides information related to transportation, construction, recycling, and landscaping for the community to learn how to reduce individual and development-related carbon footprints.

In September 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan". The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The specific objectives of the GHG Plan are as follows:

- Reduce emissions from activities over which the County has jurisdictional and operational control consistent with the target reductions of Assembly Bill (AB) 32 Scoping Plan;
- Provide estimated GHG reductions associated with the County's existing sustainability efforts and integrate the County's sustainability efforts into the discrete

August 2012

actions of this Plan;

- Provide a list of discrete actions that will reduce GHG emissions; and Approve a GHG Plan that satisfies the requirements of Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, so that compliance with the GHG Plan can be used in appropriate situations to determine the significance of a project's effects relating to GHG emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved GHG Plan.

The GHG Plan identifies goals and strategies to obtain the 2020 reduction target. Reduction measures are classified into broad classes based on the source of the reduction measure. Class 1 (R1) reduction measures are those adopted at the state or regional level and require no additional action on behalf of the County other than required implementation. Class 2 (R2) reflect quantified measures that have or will be implemented by the County as a result of the GHG Plan. Class 3 (R3) measures are qualified measures that have or will be implemented by the County as a result of the GHG Plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the Plan pursuant to Section 15183.5 of the state CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO₂E) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

As analyzed and discussed in VII a), the project will not exceed the 3,000 MTCO₂E/YR screening threshold identified in the GHG Plan; therefore, the project is consistent with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

August 2012

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** Required conditions will ensure that the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. If hazardous uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department, and in some instances, additional land use review.
- VIII b) **Less Than Significant Impact.** The EIR prepared for the Kaiser Commerce Center Specific Plan noted that the remediation of hazardous substances on the project site and surrounding area was undertaken under the supervision of the California Department of Toxic Substances Control (DTSC). This remediation was completed prior to construction of the existing detention basin and surrounding industrial land uses. The current project involves the filling of the existing detention basin and would not further unearth any soils that may contain hazardous substances. The level of hazardous substances is expected to be below levels of significance due to the DTSC monitored remediation.
- The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **No Impact.** The project is not located within ¼ mile of an existing or proposed school and the project, as proposed, will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- VIII d) **No Impact.** The project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5. The nearest listed site is the currently operating California Steel Industries facility, located approximately ¼ mile northeast of the project site.
- VIII e) **Less Than Significant Impact.** The project site is approximately 3½ miles northeast of the Ontario International Airport and is located within the airport's influence airport as identified by the 2011 LA/Ontario Airport Land Use Compatibility Plan. The project site is not located within Safety Zones 1 through 5, which require developments to comply with certain land use and intensity criteria to ensure adequate safety. Since the project is located outside of these zones and not subject to any of these criteria, no substantial safety hazard is presented by this airport on the proposed project.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **Less Than Significant Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will not result in any substantial alteration to road design or capacity that would affect implementation of evacuation procedures nor result in any substantial increase in natural or man-made hazards that would increase the potential for evacuation. In addition, the project has adequate emergency access via Commerce Drive and Valley

August 2012

Boulevard.

VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the site is not adjacent to dense brush or other features typically associated with wildfires.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including				

August 2012

flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

j) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

SUBSTANTIATION *The following summaries are based in part on the Drainage Study for Basin D Kaiser Commerce Center prepared by Danjon Engineering Inc., 8/18/2008; the Water Quality Management Plan (WQMP) prepared by Danjon Engineering Inc., 5/13/2011; and the Soil Hydraulic Conductivity Analysis prepared by Kleinfelder West, Inc., 10/29/2007. Please reference these documents for further details. (Appendix C, D, and E).*

IX a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements, because the project's design incorporates measures to diminish impacts to water quality to an acceptable level as required by state and federal regulations. The project requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to determine the project's potential impacts on water quality caused by storm event runoff. Since project construction would encompass an area greater than an acre, the project would be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. As required under the General Construction Permit, the project applicant (or contractor) would prepare and implement a SWPPP. The SWPPP requires submittal of a Notice of Intent (NOI) to the Santa Ana RWQCB prior to construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue through the completion of the project. The objectives of a SWPPP are to identify pollutant sources (such as sediment) that may affect the quality of storm water discharge and to implement Best Management Practices (BMPs) to reduce pollutants in storm water.

The project applicant and/or its construction contractor would use BMPs as described in the WQMP. These BMPs would be used to prevent the degradation of water quality in the construction area and during operation of the project.

In addition, the project will be served by the Fontana Water Company for potable water services and by the Kaiser Sewer Treatment Plant for sewer services, both of which are subject to independent regulation by local and state agencies that ensure compliance with both water quality and waste discharge requirements. Potential impacts to these purveyors' facilities is detailed further in the Utilities and Service Systems section.

IX b) **Less Than Significant Impact** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project. The project may decrease the groundwater recharge by eliminating the existing large basin and directing flows into the onsite underground detention basins which will allow for flows to be treated, retained, and allow for percolation into the groundwater supply. Although the amount of recharge is expected to decrease compared to the existing basin, this decrease in recharge amount would not be substantial considering the size of

August 2012

the project site and the volume of flows. Furthermore, this basin was designed and constructed as a temporary measure until completion of the San Sevaine Channel. The water recharge for the San Sevaine Channel was designed into the system.

- IX c) **Less Than Significant Impact** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan with the submittal of final grading plans. The project proposes to remove the existing basin, which collects flows from approximately 287 acres and a maximum of 513 Cubic Feet per Second (CFS), and direct these flows to a new stormdrain line (Line A) along the eastern side of the project site and a new storm drain line (Line B) along the southern side of the project site to connect to the existing basin outlet at the southeast corner of the project site.

Per the Drainage Study prepared by Danjon Engineering Inc., dated August 18, 2008, Line A will be able to accommodate the directed flows from offsite. Onsite flows are proposed to be collected via an underground detention basin located at the northwest portion of the project site beneath the proposed parking and loading areas. Onsite flows will be directed to this basin via a series of concrete ribbon gutters and pipes. This basin will allow flows to percolate into the groundwater supply once treated. The remaining flows that do not infiltrate from the underground basin will outlet to the existing site outlet at the southeast corner of the site via proposed Line B. This amount of flow is expected to increase flow rates approximately by 20 CFS from the existing rates. This increase in flow is anticipated to be adequately handled by downstream facilities, in particular the San Sevaine Channel. The project would thus not substantially alter drainage from the site by increasing the rate of flow to downstream properties that would have potential for off site erosion or siltation. The proposed onsite erosion control measures and detention facilities would limit these impacts to less than significant levels on site.

- IX d) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river. The project would direct existing onsite flows through an underground detention basin as well as direct offsite flows around the site to the current outlet points. The proposed detention basin would limit the amount of outflow from the project site increasing; the outflow from existing rates by approximately 20 CFS. This increase in outflow is anticipated to be adequately handled by downstream facilities, thus limit these impacts to less than significant levels on and offsite. County Public Works has reviewed the proposed project drainage and all necessary drainage improvements both on- and off- site have been required as conditions of the construction of the project.

- IX e) **Less Than Significant Impact.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project includes a series of on site storm drains and an underground basin that will collect, retain, and treat flows. See the

August 2012

previous discussion in Subsection VII c) regarding existing and proposed drainage design and the increase in flow rates. According to the WQMP prepared for the project, these basins will provide adequate treatment for the runoff anticipated by the project. All necessary drainage improvements on site will be required as conditions of the construction of the project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project.

- IX f) **Less Than Significant Impact.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been included in the project design as described in Subsection IXa above. The project is not anticipated to result in any other water quality impacts that are not otherwise regulated by local, state, or federal regulations.
- IX g) **No Impact.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose housing and is not within identified FEMA designated flood hazard areas as shown on San Bernardino County's General Plan Hazard Overlays map.
- IX h) **No Impact.** The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard areas as shown on San Bernardino County's General Plan Hazard Overlays map.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami. Based on the responses to Questions VI (a) and VI(c) of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impacts from mudflows.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) **Less Than Significant Impact.** The project will not physically divide an established community because the project is a logical and orderly implementation of the planned land uses and development that are established within the Kaiser Commerce Center Specific Plan for the surrounding area.
- X b) **Less Than Significant Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project will comply with all hazard protection, resource preservation, and land use regulations. The project site is designated as KC/SP (Kaiser Commerce Center Specific Plan) and the proposed use is consistent with that designation.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION :

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- XI b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site. The underlying soils in the area could be recovered, but the area has already been developed with industrial uses and it is impractical to recover those resources. As such the area has not been identified as a locally important mineral resource.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

XII. NOISE - Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION :

XII a) **Less Than Significant Impact.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance. The proposed warehouse is not a sensitive receptor to noise and is not subject to County noise standards for exposure to mobile noise sources. The project is subject to the 70 decibel, A-weighted (dBA) noise standard for noise generated by stationary sources. Project operational activities will take place within the proposed warehouse and docking area, keeping any associated noise near the center of the project area. Loading and unloading activities do not generate excessive noise like some industrial activities. The project has been conditioned to comply with the noise standards of the County Development Code. Impacts will be less than significant.

XII b) **Less Than Significant Impact.** The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels because the project has been conditioned to comply with the vibration standards of the County Development Code and

August 2012

no vibration exceeding these standards is anticipated to be generated by the proposed uses.

- XII c) **Less Than Significant Impact.** Ambient noise levels will increase due to truck traffic from the proposed facilities. Noise levels generated by the proposed project would be similar to those of adjacent and surrounding similar industrial land uses. Impacts associated with traffic generated noise will not be substantial.
- XII d) **Less Than Significant Impact.** Construction of the proposed warehouses will temporarily increase ambient noise levels primarily due to equipment use during grading and building construction activities. No sensitive noise receptors, such as residential land uses, are located adjacent to or near the project site. Construction noise would be a temporary impact limited to day time hours that would affect only industrial land uses and therefore would not be substantial. Furthermore, construction noise is exempt from County noise standards during 7:00am and 7:00pm except Sundays and federal holidays. Temporary impacts will be less than significant.
- XII e) **Less Than Significant Impact.** The project is located within the Ontario Airport Influence Area as identified by the 2011 LA/Ontario Airport Land Use Compatibility Plan. As shown in the plan, the project site is located outside of the 60 dBA CNEL noise contour as shown on the LA/Ontario Airport Land Use Compatibility Plan and is therefore not expected to expose persons to excessive noise levels from aircraft operations from public use airports.
- XII f) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project will not induce substantial population growth in the area either directly or indirectly. The project will generate new jobs and employment opportunities. This may generate a need for housing for new employees; however, even considering the high unemployment rate for the area, the existing housing stock should accommodate the housing needs for those employed by the jobs generated by the project.

The project proposes new warehouse facilities, however, no tenants have been proposed so the number of employees cannot be determined at this time. Typically, new warehouses generate 100 to 250 jobs including warehouse employees and drivers that will be on-site in shifts. Employees could be full-time or part-time depending on the ultimate tenant. The Inland Empire has been considered to be housing rich with employees having to travel out of the area to work. Recently, warehouse and other industrial uses have begun to be developed in the area such that local residents are now able to commute shorter distances to work. The proposed project and any employment from indirect infrastructure improvement will likely draw from the local employment base for most of its workers. Therefore, the potential for substantial population growth in the area is less than significant.

- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because the project site is currently vacant.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project site is currently vacant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XIV a) **Less Than Significant Impact.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. The project site is a part of a planned business park, approved as a Specific Plan for which an EIR was prepared and provisions made for the public services. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XV a) **Less Than Significant Impact.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal.
- XV b) **Less Than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. Impacts are considered less than significant.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION *The following summaries are based in part on the project Traffic Study prepared by Kunzman Associates dated May 23, 2011. Please reference this document for further details.(Appendix F).*

- XVI a) **Less Than Significant Impact.** The project will result in the addition of 348 total trips per day (in passenger car equivalents [PCE]) on roadways in the project vicinity, which is not anticipated to contribute traffic greater than the Congestion Management Plan (CMP) freeway threshold volume on Interstate 15 or CMP arterial link volume on roadway links serving CMP intersections in the City of Fontana. The traffic study prepared by Kunzman Associates, dated May 23, 2011, included traffic projections based on anticipated opening year (2012) conditions and "horizon year" (2035) conditions. The proposed project's impacts to the Commerce Drive and Valley Boulevard intersection for 2012 would result in Level of Service (LOS) D or better and for 2035 would result in LOS D or better during the evening peak hour. The proposed project's impacts to the Etiwanda Avenue and Valley

August 2012

Boulevard intersection for 2012 would result in LOS D or better and for 2035 would result in LOS D or better during the evening peak hour. Despite this, the LOS would not decrease from the levels anticipated for 2012 and 2035 without the project. A LOS B or better for 2012 and a LOS B or better for 2035 is anticipated for the project driveways on Commerce Drive and Valley Boulevard.

Incorporation of the recommended on-site improvements for Commerce Drive and Valley Boulevard along the project frontage and the construction of a minimum 150 foot northbound left turn lane at the Commerce Drive and project driveway intersection would result in an acceptable LOS at impacted intersections. These are deemed standard development requirements and are not considered mitigation.

In addition to the proposed improvements, the payment of standard traffic impact fees would diminish any incremental impacts on area roadways and intersections from the project. Therefore, incorporation of recommended improvements and payment of impact fees will reduce potential impacts to a less than significant level.

- XVI b) **Less Than Significant Impact.** The project will not exceed, either individually or cumulatively, a Level of Service (LOS) standard established by the County Congestion Management Agency for designated roads or highways. The traffic study prepared by Kunzman Associates, dated May 23, 2011, determined that the project would not contribute traffic greater than the freeway threshold of 100 two-way peak trips or arterial link threshold of 50-two way peak trips as defined by the County's Congestion Management Plan to the respective surrounding roads.
- XVI c) **No Impact.** The project site is approximately 3½ miles northeast of the Ontario International Airport. The project site would not alter air traffic patterns and would therefore not result in substantial safety risks.
- XVI d) **Less Than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good sight distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XVI e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because there is a minimum of two access points via driveways on Valley Boulevard and adequate emergency vehicle access around the building.
- XV f) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because bike racks will be provided in accordance with Section 83.14.030 of the San Bernardino County Development Code. Omnitrans provides public transportation services for the surrounding area via fixed bus routes primarily. Currently no bus routes are located or proposed along Commerce Drive or Valley Boulevard adjacent to or near the project site, therefore no bus turnouts or similar accommodations for bus routes are required. The project will maintain the existing sidewalk on Commerce Drive and provide for extension of this sidewalk on Valley Boulevard along the project frontage to allow for greater ease of pedestrian use of the proposed project and surrounding area.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The proposed project's wastewater will be collected and treated by the Kaiser Sewage Treatment Plant, located northeast of the project site on San Bernardino Avenue, which operates under permits issued by the Regional Water Quality Control Board, Santa Ana Region (RWQCB). The facility is operated pursuant to the Waste Discharge Requirements (WDRs) of the RWQCB. The proposed warehouse facility is not anticipated to create any wastewater that would require construction of new facilities or altered treatment measures that would require additional or revised permits from the RWQCB.
- XVII b) **Less Than Significant Impact.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use. The proposed project will be serviced by existing sewer and water lines in proximity to the project.

August 2012

Wastewater treatment facilities will be provided by the Kaiser Sewage Treatment Plant and water treatment facilities will be provided by the Fontana Water Company.

- XVII c) **Less Than Significant Impact.** As detailed in Section VIII, the proposed project will not increase storm flow rates from the site and would therefore not create any additional impacts on downstream storm drain facilities (in particular San Sevaine Channel) that would necessitate expansion of existing facilities or construction of new facilities. Impact fees already paid at the time of mass grading for the entire Specific Plan area address any incremental impacts on storm drain capacity.
- XVII d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources as the local water purveyor (Fontana Water Company) has given assurance that it has adequate water service capacity to serve the projected demand for the project, in addition to the provider's existing commitments. A "Will Serve" letter was provided by the Fontana Water Company dated May 16, 2011 stating that adequate storage and line capacity exists to serve the project.
- XVII e) **Less Than Significant Impact.** The Kaiser Sewage Treatment Plant is the wastewater purveyor for the project site and the entire Kaiser Commerce Center Specific Plan. A Will Serve letter has been received by the operator of the plant which indicates adequate capacity exists to serve the proposed project and the remainder of the build out of the Specific Plan.
- XVII f) **Less Than Significant Impact.** Various landfill's serve the City of Fontana and surrounding areas. According to the California Department of Resources Recycling and Recovery, the Mid-Valley Sanitary Landfill provided for over 90% of the City of Fontana's total disposal by weight in 2009. As of 2009 the landfill had approximately 66% of its total capacity remaining and is planned not to close until 2033. This landfill and others utilized in the area are expected to have sufficient permitted capacity to accommodate the project's solid waste disposal needs for the foreseeable future.
- XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

August 2012

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |

SUBSTANTIATION

- XVIII a) **Less Than Significant Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, who properly record and/or remove for classification any such finds.
- XVIII b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan, and plans or regulations for the reduction of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional

August 2012

basis so that the Project would not produce impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

- XVIII c) **Less Than Significant Impact With Mitigation Incorporated.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in air quality emissions, noise, and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts from noise and traffic were determined to be less than significant with adherence to mandatory requirements or construction of standard improvements. Mitigation Measure III-1 is required to reduce VOC emissions during construction activities.

Implementation of the mitigation measure and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region.

Therefore, no significant adverse impacts are identified or anticipated with mitigation measures incorporated.

August 2012

XIX. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

Mitigation Measure III-1

Coating Restrictions. Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of County Planning, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of County Building and Safety. These shall include the following:

- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior applications.
- The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed 100 g/l for exterior applications.

This measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District. The CRP shall specify use of High-Volume, Low Pressure (HVLV) spray guns for application of coatings. *[Mitigation Measure III-1]*

August 2012

GENERAL REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, revised 2007

County of San Bernardino General Plan, *County of San Bernardino General Plan*, adopted 1989, revised 2007

Environmental Impact Report, San Bernardino County General Plan, 2007

County of San Bernardino Hazard Overlay Maps

Department of Toxic Substances Control ENVIRSTOR website accessed June, 2012.

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, *San Bernardino County Important Farmland 2000*, December 2001.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

Environmental Impact Report for the Kaiser Commerce Center Specific Plan, September 1998

August 2012

PROJECT SPECIFIC STUDIES: Prologis Park – 187k Building:

Danjon Engineering Inc., 8/18/2008, *Drainage Study for Basin D Kaiser Commerce Center.*

Danjon Engineering Inc., 5/13/2011, *Water Quality Management Plan (WQMP).*

Hogle-Ireland, April 2012, *Air Quality and Climate Change Assessment.*

Kunzman Associates, 5/23/2011, *Traffic Impact Assessment ,County of San Bernardino Valley Boulevard/Commerce Drive Project.*

Kleinfelder West, Inc., 10/2/2008, *Geotechnical Report Update and Supplemental Recommendations*, updated 4/7/2011.

Kleinfelder West, Inc., 10/29/2007, *Soil Hydraulic Conductivity Analysis.*
